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CASE #
PLAN REVIEW # 14-009479

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

GENERAL MODIFICATION WAIVER

APPLICANT: Kelly and Stan Martin

AUTHORIZED AGENT (if applicable): N/A

STREET ADDRESS: 1104 Lorrain Street

LEGAL DESCRIPTION: Subdivision – SHELLEY HEIGHTS NO 2.

Lot(s) 13 Block 3 Outlot _____ Division _____

ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3-NP / Old West Austin

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

REQUEST: up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or gross floor area >2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

- ☐ Side Wall Length Articulation

Please briefly and thoroughly

We are requesting an increase in our allowed FAR of 510 SF (22.17%)
in order to build an accessory apartment for our aging parents
and still have enough room for a family and home offices in the
main (existing) areas of the house.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

GENERAL MODIFICATION WAIVER

DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

See attached pages.

2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

See attached pages.

- b. Provide consistency with the streetscape of the properties in the vicinity

See attached pages.

- c. Provide consistency with the massing, scale and proximity of structures located on either side of or
behind the development

See attached pages.

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d. Impact the privacy of adjacent rear yards

See attached pages.

e. Impact the topography or lot shape

See attached pages.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

See attached pages.

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

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APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1104 Lorrain Street

City, State Austin, Texas Zip 78703

Phone 512-426-2196 Printed Name Kelly Martin & Stan Martin

Signature  Date 02/11/2014

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1104 Lorrain Street

City, State Austin, Texas Zip 78703

Phone 512-426-2196 Printed Name Kelly Martin & Stan Martin

Signature  Date 02/11/2014

**GENERAL INFORMATION FOR SUBMITTAL OF A MODICATION REQUEST TO
THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

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RDCC APPLICATION: 1104 Lorrain Street

1. Are there any recommendations from the neighborhood plan team for this development?

Yes. We have recommendations from both the neighborhood plan team (OWANA Steering Committee) and many neighbors:

1. After presenting the design in January, 2014 we have unanimous support for our proposal from the OWANA Steering Committee. The committee is submitting a letter of support directly to the RDCC prior to the March meeting.
2. We have support for our proposal from numerous neighbors and have collected 23 letters of support in agreement with the development in their neighborhood (see support section in the application binder.)

2. Does the development:

a. Comply with the neighborhood design guidelines, if any:

Yes. The proposed accessory apartment, used specifically for family members 60 years or older, is consistent with OWANA's neighborhood design guidelines for the following reasons:

1. Promotes diversity of architectural styles but also preserves the integrity of the original structure and those structures surrounding it. The design has been fully approved by the Historic Review Department in relation to size, scale, style, and materiality.
2. Promotes density and diversity within the neighborhood
3. Maintains consistent massing and scale with the structures surrounding it
4. Maintains historic land use patterns by developing a "back-building" like structure towards the rear of the lot. Our new structure will conform to all setbacks while the existing garage structure (to be torn down) does not conform to either the side yard or rear yard setbacks required.
5. Parking will remain on the side of structure, rather than the front, and the curb cut size minimized to protect the street scape of the neighborhood
6. Existing garage door is removed from street view which is preferred in the neighborhood plan.

In addition, OWANA has also adopted the use of special infill options found in the Neighborhood Plan Combining District (NPCD) including:

1. Secondary apartments are allowed, and promoted, for increased diversity within the area.
2. Small lot amnesty was granted for lots under 5,750 sq. ft. allowing unusually small lots, such as ours at 5,264 SF, the same option of a secondary unit / garage apartment.

Our proposal asks for an increase of 510 SF above the 0.40 limit for a total of 2,810 SF (53.3% total FAR) which is 22.17% above the 2,300 SF allowed for our size lot.

Our proposal is in line with an average size lot in our neighborhood. Properties within a 500' radius of our lot (106 samples) have an average size of 6,840 SF and would allow for 2,737 SF of development. We would like to be able to develop our lot to a similar level of FAR as our average neighbor's lot.

Precedent has been set in our neighborhood to allow for FAR above the zoning limit, 25% of the homes within a 500' radius of our lot are over their 40% FAR maximum.

Secondary dwellings are also very common in our neighborhood, 21% of the properties within a 500' radius of our lot have these types of structures.

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We did not develop a secondary dwelling / apartment for these reasons:

1. It is critical that our parents are able to easily access all areas of their apartment and the existing structure and therefore our development needs to have a level and navigable connection to one another. Secondary apartments do not allow this type of configuration and must be fully separated per code.
2. With our small lot size, the separation requirement for secondary apartment would promote a much longer driveway, using almost all of the existing green space which is important to our family and children. In addition, we would like to place the accessory apartment in the same general vicinity and arrangement as the garage to disturb as little of the lot as possible.

b. Provide consistency with the streetscape of the properties in the vicinity?

Yes, for the following reasons:

1. The immediate area of Old West Austin is very eclectic in both design and scale, especially along 12th street where apartments, condos, and duplex buildings co-exist with single family structures. Our home is 3 houses away from 12th street and several homes within the block have secondary units.
2. The proposed addition is only visible from the street when viewed directly down our driveway and is less visible than the original garage structure. You cannot see this addition when driving north/south on Lorrain Street, the existing structures and existing trees block all site lines.

c. Provide consistency with massing, scale, and proximity of structures located on either side of or behind the development?

The proposed addition will nullify non-conforming setback encroachments of the existing garage, both side and rear yard setbacks.

Special attention was paid to the rooflines which are designed pitch towards the southern neighbor and to reduce the scale of the structure as much as possible at the setback line.

The proposed addition is consistent with, or shorter in overall height, than the existing adjacent 2 story structures to its north and the south.

d. Impact the privacy of adjacent rear yards?

No. Special attention was paid to reduce or block site lines to and from the accessory apartment in order to protect privacy for the lots directly to the north, south, and west. All windows on the addition were carefully located high on the walls of the structure to block any views to, and from, these neighboring yards.

In addition, we plan to plant additional tree screening on the south side of the addition to reduce the small increase in massing for our southern neighbors.

e. Impact the topography or lot shape?

No. The design will have no impact of on topography and existing drainage conditions will be improved after construction is complete.

2. For a development of an entire block, will the development have a negative impact on the adjacent property?

No. This question is not applicable for this project.

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-009479PR

ADDRESS: 1104 Lorrain Street

Contact: Daniel Word, 512-974-3341

Public Hearing: March 5, 2014

Residential Design and Compatibility Commission

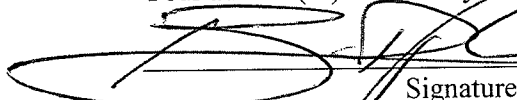
<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

BRIAN PAPE & PAIGE FREDERICK-PAPE

Your Name (please print)

1202 SHELLEY AVE

Your address(es) affected by this application


Signature

2/24/14
Date

Comments: OUR DEFAULT POSITION ON CHANGES TO THE LDC IS TO OBJECT. HOWEVER, IF THE APPLICANT CAN SHOW THEY HAVE THE SUPPORT OF THEIR 5 CONTIGUOUS NEIGHBORS ON LORRAIN & MAUFRAIS, THEN WE WOULD WITHDRAW OUR OBJECTION. THOSE 5 CONTIGUOUS NEIGHBORS ARE AFFECTED BY ANY CHANGES MADE TO 1104 LORRAIN & ARE THE ONES WHO WILL FEEL ANY NEGATIVE FINANCIAL REPROCUSSIONS.

If you use this form to comment, it may be returned to:

City of Austin

Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2014-009479PR

ADDRESS: 1104 Lorrain Street

Contact: Daniel Word, 512-974-3341

Public Hearing: March 5, 2014

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Wendy Foster

Your Name (please print)

1000 Shelley Austin 78703

Your address(es) affected by this application

Wendy Foster

Signature

2/22/14

Date

Comments:

I have reviewed and support
the Martin application. They
are respectful and responsible
neighbors.

If you use this form to comment, it may be returned to:

City of Austin

Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

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Project Information	
Project Address: <u>1104 Lorrain St</u>	Tax Parcel ID: <u>0110020404</u>
Legal Description: <u>Lot 13 BIK 3 OLT 4 DIV 2 Shelley Heights 2</u>	
Zoning District or PUD: <u>SF-3NP</u>	Lot Size (square feet): <u>5264</u>
Neighborhood Plan Area (if applicable): <u>OWANA</u>	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.</small>	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <small>If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.</small>	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <small>If yes, contact the Development Assistance Center for a Site Plan Exemption.</small>	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <small>If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.</small>	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input type="checkbox"/> Y <input type="checkbox"/> N <small>Note: If yes, application for a tree permit with the City Arborist may be required.</small>	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input type="checkbox"/> N <small>Note: Proximity to a floodplain may require additional review time.</small>	

Description of Work			
Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other <u>Accessory Apartment</u>			
Project Type: <input checked="" type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms: <u>4</u>	# of bedrooms upon completion: <u>6</u>	# of existing baths: <u>3</u>	# of baths upon completion: <u>5</u>
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <small>Note: Removal of all or part of a structure requires a demolition permit.</small>			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>Construct new 2 story, 2 bedroom, 2 bath accessory apartment</u>			

Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) <small>(circle all that apply)</small>			
Job Valuation			
Total Job Valuation: \$ <u>70,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ Bldg: <u>\$40,000</u> Elec: <u>\$10,000</u> Plmbg: <u>\$10,000</u> Mech: <u>\$10,000</u> Primary Structure: \$ _____ Accessory Structure: <u>\$40,000</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____	
<small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>			

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Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1040.6	524.5	1565.1
b) 2 nd floor conditioned area	1219.8	100	1319.8
c) 3 rd floor conditioned area	—	—	—
d) Basement	—	—	—
e) Covered Parking (garage or carport) <i>Removed 271</i>	—	—	—
f) Covered Patio, Deck or Porch	325.4	—	325.4
g) Balcony	—	—	—
h) Other	—	—	—
i) Uncovered Wood Deck	—	—	—
Total Gross Building Area (total A through I)	2585.8	624.5	3210.3
j) Pool	—	—	—
k) Spa	—	—	—

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>1890.5</u> % of lot size: <u>35.9</u>	
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>2345.5</u> % of lot size: <u>44.5</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>15</u> ft Number of Floors: <u>2</u> # of spaces required: <u>3</u> # of spaces provided: <u>3</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

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Subchapter F – 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	1649.	441.6		1490.6
2 nd Floor	1219.8	100		1319.8
3 rd Floor				—
Basement				—
Attic				—
Garage (attached)				—
(detached)				—
Carport (attached)				—
(detached)				—
Accessory building(s)				—
(detached)				—
Ceilings over 15 ft				—
TOTAL GROSS FLOOR AREA				2810.4

(Total Gross Floor Area /lot size) = 53.3 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☒ Y ☒ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☒ Y ☒ N
- Is this project claiming a "basement" exemption as described under Article 3? ☒ Y ☒ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☒ Y ☒ N
- Is a sidewall articulation required for this project? ☒ Y ☒ N
- Does any portion of the structure extend beyond a setback plane? ☒ Y ☒ N
- Are any ceilings over 15 feet in height? ☒ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

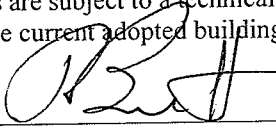
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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Contact Information			
Owner	Stans Martin	Applicant or Agent	Rodney Bennell
Mailing Address	1104 Lorrain Austin 78703	Mailing Address	11505 Ridge Austin TX 78748
Phone	426-2196	Phone	627-7227
Email		Email	jb.r.b.consulting@yahoo.com
Fax		Fax	
General Contractor	DAVID WILKES Builders	Design Professional	ARBIB Hughey Design
Mailing Address	5450 Bee Caves RD Austin 78746	Mailing Address	6707 Bee Caves Austin 78746
Phone		Phone	912-780-4307
Email		Email	
Fax		Fax	

Acknowledgments
<p>Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p> <p>Applicant's signature:  Date: 1-27-14</p> <p>Design Professional's signature: _____ Date: _____</p>

DRAWING SHEET INDEX

GENERAL

- 000 COVER SHEET
- 001 GENERAL NOTES

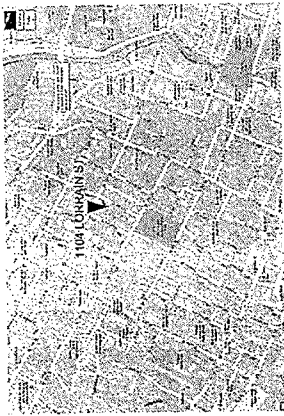
PLANS

- A-101 PLANS: SITE & CALCULATIONS
- A-104 PLANS: FLOOR PLANS
- A-105 PLANS: ROOF PLAN
- A-106 PLANS: RCP & ELECTRICAL
- A-201 EAST & SOUTH ELEVATIONS
- A-202 WEST & NORTH ELEVATIONS

- A-301 NOT USED
- A-401 NOT USED
- A-501 NOT USED
- A-601 DOOR / WINDOW SCHEDULE

STRUCTURAL

TO BE SUBMITTED AFTER PLAN REVIEW AND APPROVAL



LORRAIN STREET RESIDENCE

OWNER	PROJECT LOCATION	GENERAL CONTRACTOR	ARCHITECT	STRUCTURAL ENGINEER
Stan and Kelly Martin 1104 Lorrain Street Austin, Texas 78703 512.426.7196	1104 Lorrain Street Austin, Texas 78703	David Wilkes Builders 5450 Bee Cave Road West Lake Hills, Texas 78746 512.356.9696	Arbib Hughey Design 6707 Bee Caves Road Austin, Texas 78746 412.750.4307	LEAF Structures Allen Tate Kiguchi 1000 East Cesar Chavez St., #201 Austin, Texas 78702 512.280.3899

PERMIT APPLICATION SET
SUBMIT DATE: JANUARY 17TH, 2014



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ARBIR HUGHES DESIGN
697 DEE CAY ROAD, AUSTIN, TX 78741

project info:

client: MARTIN REEDER
project location: 1104 LORAIN STREET
AUSTIN, TEXAS 78702
owner: ARBIR HUGHES DESIGN
1104 LORAIN STREET
AUSTIN, TX 78702
512.452.2196
contract: David Victor Building
1104 LORAIN STREET
West Lake Hills, Texas, 78746
512.332.8668
engineer: Ted Sigurd
1000 E. Chase Avenue, SL, #201
Austin, Texas 78702
512.248.3978

phase info:

title: PERMIT APPLICATION
for THE CITY OF AUSTIN
date worked: 2014.01.17
date: 01/17/15

0.25% Area Under Drain



UNLESS NOTED AND SEALED BY
THE ARCHITECT, THESE DRAWINGS
SHALL BE USED ONLY FOR
PERMITTING AND CONSTRUCTION
PERMITTING, OR CONSTRUCTION

drawing info:

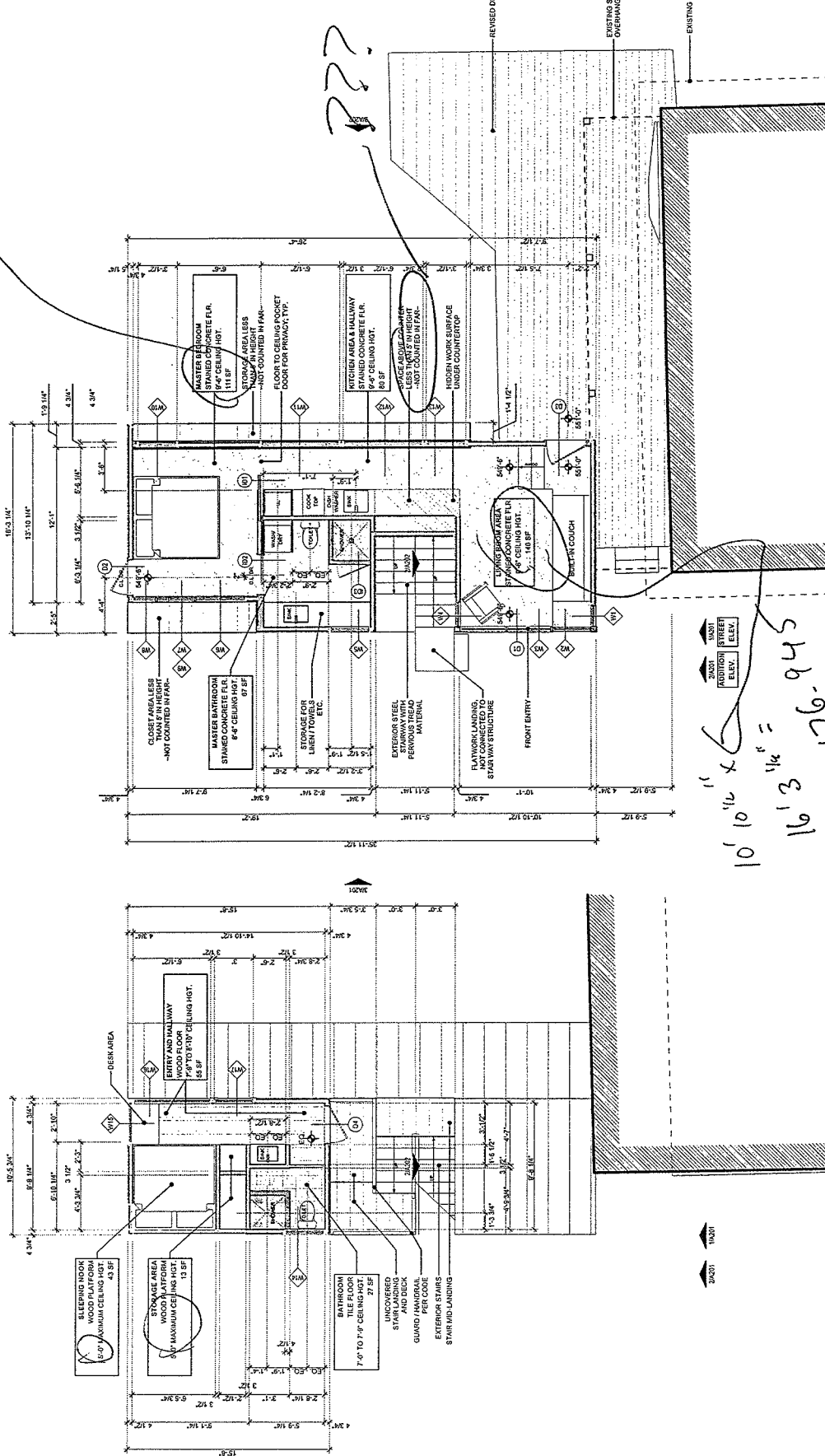
FLOOR PLANS

A-102

16/12

Measure of exterior
13'11" x 11'10" = 148'
10'10" x 16'3" = 163'
16'3" x 16'3" = 261'

11/02/15



FIRST FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN 2
SCALE: 1/8" = 1'-0"



ARBIB HUGHEY DESIGN
657 BEACAVE ROAD AUSTIN, TX 78744

Project info:

client:
MARTIN RESIDENCE

address:
1704 LORRAINE STREET
AUSTIN TEXAS 78703

owner:
Stan and Kelly Martin
1704 Lorraine Street
Austin, TX 78703
512.426.7596

contractor:
David Volume Builders
2000 Beechwood Road
West Hills, TX 78746
512.228.8588

engineer:
Task Kiguel
ARBIB HUGHEY DESIGN
1800 E. Cesar Chavez St., #201
Austin, Texas 78702
512.283.3939

phase info:

at time:
PERMIT APPLICATION
SET FOR THE CITY OF AUSTIN

date submitted:
2014.01.17

by/for:
DPM/PL

© 2014 Arbib Hughey Design



UNLESS SIGNED AND SEALED BY THE ARCHITECT, THESE DRAWINGS SHALL BE VOID FOR PERMITTING OR CONSTRUCTION.

drawing info:

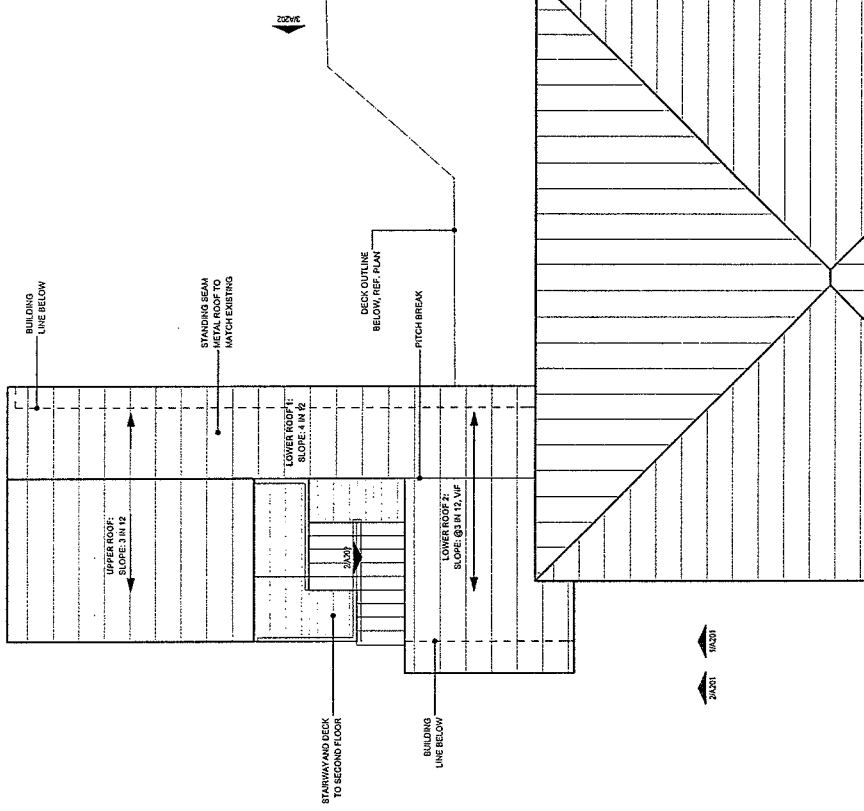
ROOF PLAN

A-101

5/17/14

1000'N

1000'N



ROOF PLAN 1
SCALE: 1/4" = 1'-0"

Project Name: MARTIN RESIDENCE
 Physical Location: 1104 LORSON STREET AUSTIN, TEXAS 78746
 Owner: Gary and Kelly Martin
 1104 Lorson Street Austin, TX 78746
 512-470-2106
 Architect: Arbis Hughey Design
 5400 Blue Cave Road Austin, Texas 78746
 512-332-9589
 Engineer: Tisha Sigmond
 LEAP STRUCTURES 1600 N. BRUNNEN ST. #901 AUSTIN, TEXAS 78702
 512-281-3099

Phase Info:

Phase: PERMIT APPLICATION
 SET FOR THE CITY OF AUSTIN
 Date: 2/24/2017
 Drawing No: 2017-01-17
 000000
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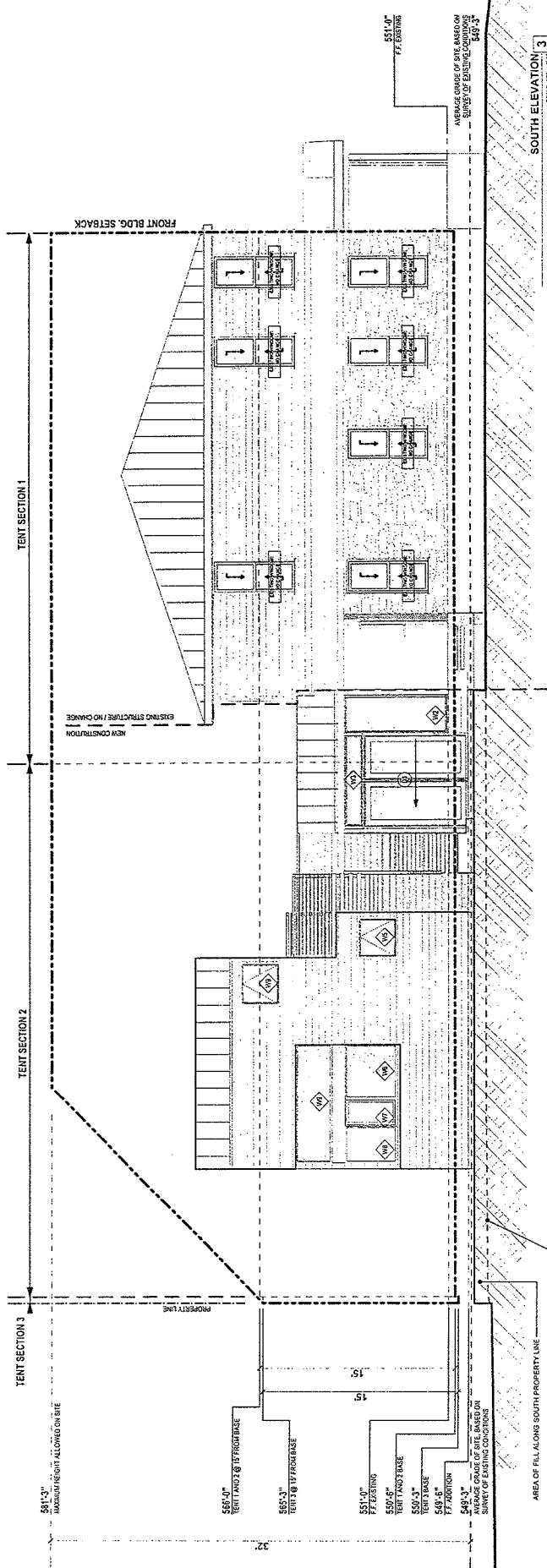
UNLESS SIGNED AND SEALED BY THE ARCHITECT, THESE DRAWINGS ARE NOT VALID FOR PERMITTING OR CONSTRUCTION.

Drawing Info:

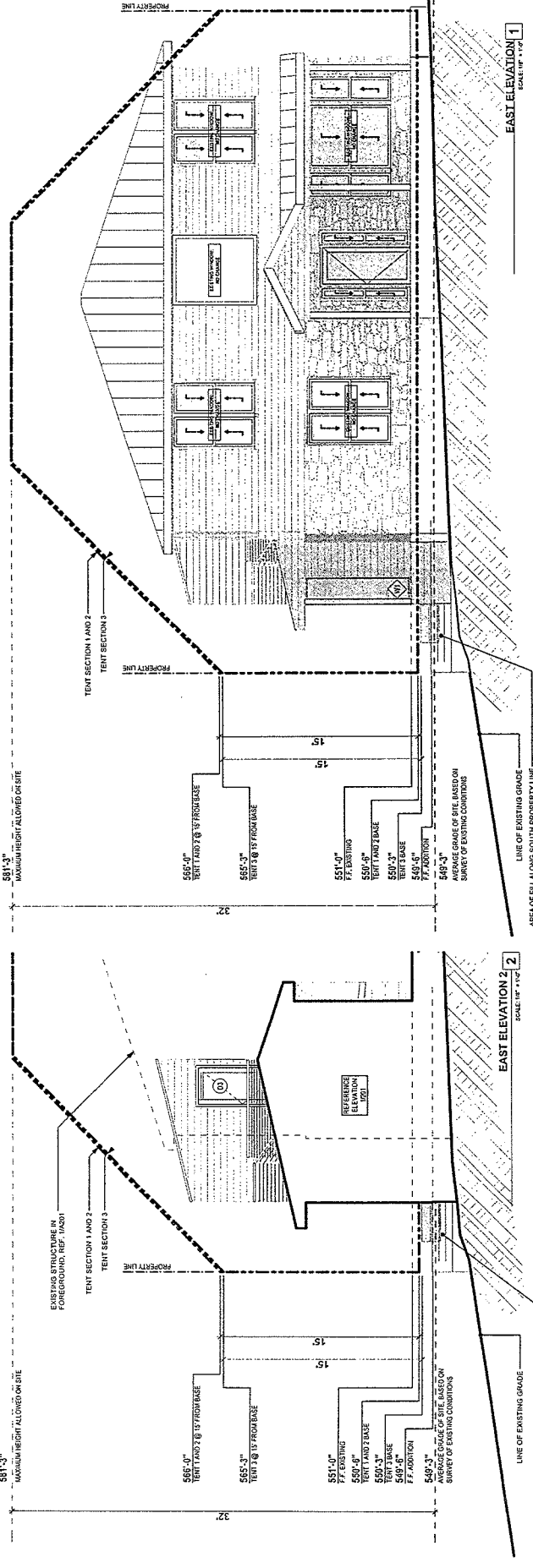
EAST & SOUTH ELEVATIONS

A-20'

B/19



SOUTH ELEVATION 3
 SCALE: 1/8" = 1'-0"



EAST ELEVATION 1
 SCALE: 1/8" = 1'-0"

EAST ELEVATION 2
 SCALE: 1/8" = 1'-0"

PROJECT: 1154 LORAIN STREET AUSTIN, TEXAS 78703
DATE: 11/20/14

NOTES:
DIMENSIONS LISTED IN SCHEDULE BELOW ARE THE ROUGH OPENING EXACT UNIT SIZE TO BE DETERMINED BY MANUFACTURER
ALL DIMENSIONS ON PLANS INDICATE ROUGH OPENING SIZE (NOT UNIT SIZE)
EXACT DIMENSIONS FOR ALL REPLACEMENT WINDOWS ARE RESPONSIBILITY OF G.C.
AND WINDOW MANUFACTURER TO ENSURE PROPER FIT

WINDOW UNIT SPEC: MARVIN ULTIMATE FIXED ALUM. CLAD EXTERIOR, PRE-PRIMED PAINT GRADE INTERIOR
CLADDING COLOR: TBD, PER OWNER
HARDWARE: SATIN NICKEL OR EQUIVALENT
ACCESSORIES: SCREEN FOR OPERABLE PANEL

WINDOW UNIT SPEC: MARVIN ULTIMATE AWNING CASHEMENT ALUM. CLAD EXTERIOR, PRE-PRIMED PAINT GRADE INTERIOR
CLADDING COLOR: TBD, PER OWNER
HARDWARE: SATIN NICKEL OR EQUIVALENT
ACCESSORIES: SCREEN FOR OPERABLE PANEL

DOOR SPEC: SIMPSON EXTERIOR ENTRY HINGE DOOR OR EQUIVALENT, SUBSTITUTIONS ALLOWED IF CONFIRMED WITH OWNER/ARCHITECT
EXTERIOR MATERIAL: PAINT GRADE
EXT. COLOR: TBD, PER OWNER
INTERIOR FINISH: TBD, PER OWNER
HINGE COLOR: SATIN NICKEL OR EQUIVALENT
HARDWARE: TBD, PER OWNER

MARVIN EXTERIOR SLIDING DOOR ALUM. CLAD EXTERIOR, PRE-PRIMED PAINT GRADE INTERIOR
EXTERIOR MATERIAL: TBD, PER OWNER
HARDWARE: SATIN NICKEL OR EQUIVALENT
ACCESSORIES: SCREEN FOR OPERABLE PANEL
HINGE COLOR: SATIN NICKEL OR EQUIVALENT
HARDWARE: TBD, PER OWNER

phase info:

DATE SUBMITTED: 2014.01.17
PROJECT: 1154 LORAIN STREET AUSTIN, TEXAS 78703

UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AT THE TIME OF INSTALLATION.

PRICE ALL INTERIOR DOORS TO MATCH EXISTING UNITS, G.C. TO VERIFY
DOOR SPEC: SIMPSON EXTERIOR ENTRY HINGE DOOR OR EQUIVALENT
EXTERIOR MATERIAL: PAINT GRADE
EXT. COLOR: TBD, PER OWNER
INTERIOR FINISH: TBD, PER OWNER
HINGE COLOR: SATIN NICKEL OR EQUIVALENT
HARDWARE: TBD, PER OWNER

UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AT THE TIME OF INSTALLATION.

drawing in

SCHEDULE

A-60

1154 LORAIN STREET AUSTIN, TEXAS 78703

WINDOW NUMBER	TYPE	MATERIAL	EXT. FINISH	INT. FINISH	SIZE (WxH)	ALTERNATE	MULLED / STACKED	TEMPER	NOTES
W1	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W2	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W3	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W4	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W5	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W6	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W7	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W8	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W9	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W10	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W11	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W12	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W13	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W14	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W15	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W16	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W17	FIXED	ALUM. EXT / WOOD INT.	CLAD	STAINED	2'-0" X 6'-0"	-	-	-	-
W18 - NOT USED									
W19 - NOT USED									
W20 - NOT USED									
DOOR NUMBER	TYPE	MATERIAL	EXT. FINISH	INT. FINISH	WxH SIZE	ALTERNATE	MULLED / STACKED	TEMPER	NOTES
D1	SLIDING DOOR UNIT	ALUM. EXT / WOOD INT.	CLAD	STAINED	3'-0" X 6'-0"	-	-	-	-
D2	SINGLE LITE EXTERIOR DOOR	WOOD	PAINT GRADE	STAINED	3'-0" X 6'-0"	-	-	-	-
D3	SINGLE LITE EXTERIOR DOOR	WOOD	PAINT GRADE	STAINED	3'-0" X 6'-0"	-	-	-	-
D4 - NOT USED									
D5	POCKET DOOR	WOOD	PAINT GRADE	PAINT GRADE	3'-0" X 6'-0"	-	-	-	-
D6	POCKET DOOR	WOOD	PAINT GRADE	PAINT GRADE	3'-0" X 6'-0"	-	-	-	-
D7	GLASS SHOWER DOOR	GLASS			2'-0" X 6'-0"	-	-	-	-
D8 - NOT USED									

DOOR AND WINDOW SCHEDULE 1

1



51
22

Austin Water Utility

Water & Wastewater Service Plan Verification (W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Kelly MARTIN Phone: 426-2196 Alternate Phone: _____

Service Address: 1104 Lorrain St

Lot: 13 Block: 3 Subdivision/Land Status: DLTY DIV 2 Shelley Herbits Tax Parcel ID No.: 0110020404

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: 2 Number of proposed bathrooms: 4

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ☐ No ☒

City of Austin Office Use

Water Main size: 8" NB Service stub size: 3/4" CP Service stub upgrade required? NO New stub size: _____

Existing Meter number: 101326 Existing Meter size: 5/8" Upgrade required? YES New size: 3/4"

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System _____ WW Main size: 6"

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

Rodney K Bennett 1/27/14 627-7227
W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

Anna L. Bennett 1-3-14 414-9122
OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____

AWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

B1
23

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



Austia Energy
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request <u>Kelly Martin</u>	
Email _____	Phone <u>426-2196</u>
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1104 Lorrain</u> OR	
Legal Description <u>LOT 4 DIV 2 Shelley Hgts</u> Lot <u>13</u> Block <u>3</u>	
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Location of meter <u>Rear Pt</u>	
Number of existing meters on gutter <u>1</u> (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>New 2 story Accessory Dwelling</u> <u>Owner to relocate Electrical Service</u>	
<u>Rodney Bunt</u> Rodney Bunt 627-7227	
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____	
Approved <input type="checkbox"/> Yes <input type="checkbox"/> No _____	
AE Representative _____	Date _____ Phone _____

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)
clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED

JAN 30 2014

31-213
JGM

B1
24

I hereby certify that I am the owner of the property referenced below. I hereby authorize the applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principle contact with the City in processing this application.

Property address: 1104 Lorraine Street Austin, TX 78703

Kelly Martin 10-30-13
Owner's signature Date

Kelly Martin (Carnes-Martin)
Owner's printed name

B1
25

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

As many of you know, our lot size is very small for Old West Austin at only 5,280 square feet. An Accessory Apartment is allowed under the conditions described above (for an elderly person/persons). Under Austin's McMansion ordinance the allowed living space, or Floor-to-Area Ratio (FAR), on a lot of our size is just 2300 square feet. Our current home is approximately 2,250 square feet where we live with our three children. The lot includes our home as well as a backyard 22' x 12' decrepit one car garage that does not meet current setback standards at just 5' or less from the property line in the southwest corner.

We have been working to create very efficient ^{approx} 500 square foot living quarters for our parents which will have a 25' x 15' footprint. This will replace the backyard 22' x 12' garage, attach to our house, and meet current setback standards. Though the apartment footprint is only mildly larger than the garage, the "living space" or FAR on our lot will increase and will require that we ask for a variance. The Residential Design and Compatibility Commission (RDCC) can grant a variance for up to a 25% increase in FAR (for our lot this would be an additional 575 square feet).

The Old West Austin Neighborhood Association (OWANA) supports, as a general principle, the construction of Accessory Apartments, garage apartments and other small dwellings in our neighborhood in an effort to increase urban density and make our neighborhood more affordable. We are approaching OWANA to ask for their support of our design. Both OWANA and the RDCC like to see neighbor support. In our design we have worked hard to make sure that there is very little visual impact from the street, this structure is as small as possible, and that the design is in line with our neighborhood's historic status and character. We feel the proposed request will not infringe on you and that it fits well into the neighborhood plan.

We are asking for your support in our request to increase the FAR in order to build an affordable living space for our elderly family members. If you are able to give us your support, please do so by either signing the below statement or emailing this or similar text to us at kelly@rhriley.com.

Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: GERALD BODLE

Home Address: 1009 LOCUST ST.

Phone: 512-921-6785

Signature: [Signature]

b1
26

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Lisa Morris

Home Address: 1100 Lorrain St

Phone: 512-476-4116

Signature: Lisa Morris

31
27

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name:

Diane Maylotte

Home Address:

1101 Lorrain St. Austin, TX 78703

Phone:

512-9654144

Signature:

Diane Maylotte

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: _____

Linda Miller

Home Address: _____

1103 Lorrain

Phone: _____

Austin, TX

512-923-3749

Signature: _____

Linda Miller

B1
29

Kelly Martin

From: JKazzoun <jkazzoun@gmail.com>
Sent: Thursday, January 2, 2014 10:49 AM
To: Kelly Martin
Subject: Re: 1104 Lorrain Back Apartment

We support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment. Based on the drawings we've seen, we do not believe it will appreciably alter the view from the front of the property in any negative way.

Thanks,

Youssef and Claudette Kazzoun
1105 Lorrain St.
512-320-5447

From: Kelly Martin
Sent: Thursday, January 02, 2014 8:27 AM
To: mo@bigshoes.com ; lisa@bigshoes.com ; mailto:kaylynn.watson@gmail.com ; onthegreen17@att.net ; Kurt Sauer ; Claudette Kazzoun ; jkazzoun@gmail.com
Cc: Stan Martin
Subject: 1104 Lorrain Back Apartment

Hello Neighbors,

Happy New Year. I sent this email just before the New Year Holiday but it may have gotten lost in the holiday shuffle!

As several of you may or may not know, Stan's Dad and his wife have sold their house and are moving to Austin. They are both on a very fixed income but want to be close to the kids and also close to us (they are not in the greatest of health). As we all know, this neighborhood is not terribly affordable. Rather than trying to have all of us live in our house which is not well designed nor large enough for 7 people (aaaagh!) we are planning to build a small, attached "accessory apartment". It will be just under 500 square feet but the footprint won't be much larger than the garage (which will be demolished).

The lots on this side of the street are really small and the maximum square footage allowed is just a little bit larger than our current house size (about 2250 sq. ft). As a result, we have to ask the City for a variance for additional living space beyond our home. Getting neighbor support is a HUGE part of that process (and part of being a good neighbor too)! I've attached a view of what it looks like now from the street and what it will look like when the structure is finished. As you can see, it doesn't look all that different from the street. I've also attached the letter we are going to be taking around for people to sign in support which provides a bit more detail.

You can sign this and give it to us, email it to us, or simply respond to this email with the statement below (or something similar)....

- *"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."*

Feel free to reach out to us with questions. This project likely won't start until June at the earliest but we are trying to get as much support as possible before the OWANA meeting early next week (Jan 6th). My cell is 512-426-2196.

61
30

Kay Lynn Watson
1106 Lorrain St.
Austin, Texas 78703

January 3, 2014

To Whom It May Concern:

I am a neighbor on the north side of the property of Kelly and Stan Martin. I support their request for a variance for the FAR increase of 25% or less for an accessory apartment. Thank you for your consideration.

Kay Lynn Watson

Kay Lynn Watson

51
31

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

← You can simply leave
the form at the
house!

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Gretchen Reed

Home Address: 1203 Lorrain St.

Phone: 512-585-6137

Signature: Gretchen Reed

51
32

December 19, 2013

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512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

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the house!

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: RAYMOND RISK

Home Address: 1204 Lorrain

Phone: 512-472-5222

Signature: [Signature]

61/33

December 19, 2013

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512-422-9973 (Stan's Cell Phone)

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← the form at our house!

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Katharine Barnhill
Home Address: 1206 Lorrain St. 78703
Phone: 512-496-5712
Signature: [Handwritten Signature]

January 13, 2014

B1
3/4

Dear Neighbor,

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1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

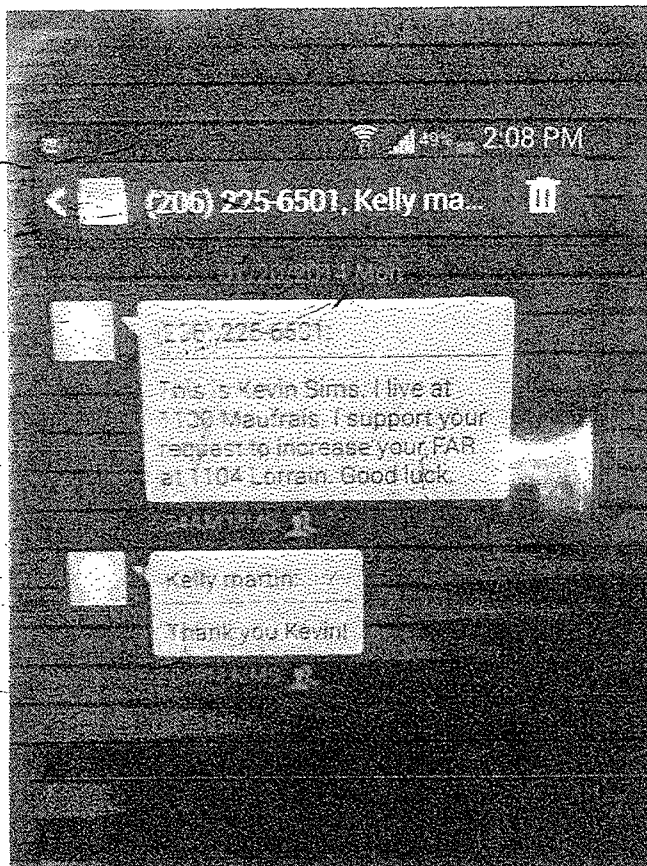
Printed Name: PAUL POSNER

Home Address: 1006 MURRAIS ST

Phone: 210.387.3146

Signature: Paul Posner

47/39



B1
36

December 19, 2013

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Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: George Eckrich

Home Address: 1103 Mauhair, 78703

Phone: 512 431 6966

Signature: 

B1
47

December 19, 2013

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512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: William Harris

Home Address: 1105 Maufrains St 78703

Phone: 512-909-6417

Signature: William Harris

B1
38

December 19, 2013

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512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: ALEX ROBERTS

Home Address: 1107A MAUFRAS

Phone: 713 851 3156

Signature: [Signature]

B1
3a

January 13, 2014

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512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: _____

George Seremetis

Home Address: _____

1016 Shelley Ave, Austin, TX 78703

Phone: _____

(512) 474-4273

Signature: _____

GM Seremetis

B1
40

December 19, 2013

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512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Mark Ashby / ANTHONY SENECA

Home Address: 1311 West 12th Street Austin, Tx 78703

Phone: 512-524-1220 / 512-826-7459

Signature: [Handwritten Signature] / ANTHONY SENECA

B1
41

January 13, 2014

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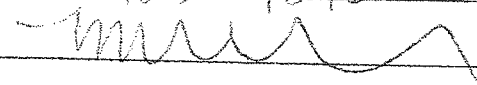
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Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Michelle Apodaca
Home Address: 1403 West 12th St, Apt A, Austin TX 78703
Phone: 512 423 4210
Signature: 

December 19, 2013

B1
42

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This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

As many of you know, our lot size is very small for Old West Austin at only 5,280 square feet. An Accessory Apartment is allowed under the conditions described above (for an elderly person/persons). Under Austin's McMansion ordinance the allowed living space, or Floor-to-Area Ratio (FAR), on a lot of our size is just 2300 square feet. Our current home is approximately 2,250 square feet where we live with our three children. The lot includes our home as well as a backyard 22' x 12' decrepit one car garage that does not meet current setback standards at just 5' or less from the property line in the southwest corner.

We have been working to create very efficient ^{approx} 500 square foot living quarters for our parents which will have a 25' x 15' footprint. This will replace the backyard 22' x 12' garage, attach to our house, and meet current setback standards. Though the apartment footprint is only mildly larger than the garage, the "living space" or FAR on our lot will increase and will require that we ask for a variance. The Residential Design and Compatibility Commission (RDCC) can grant a variance for up to a 25% increase in FAR (for our lot this would be an additional 575 square feet).

The Old West Austin Neighborhood Association (OWANA) supports, as a general principle, the construction of Accessory Apartments, garage apartments and other small dwellings in our neighborhood in an effort to increase urban density and make our neighborhood more affordable. We are approaching OWANA to ask for their support of our design. Both OWANA and the RDCC like to see neighbor support. In our design we have worked hard to make sure that there is very little visual impact from the street, this structure is as small as possible, and that the design is in line with our neighborhood's historic status and character. We feel the proposed request will not infringe on you and that it fits well into the neighborhood plan.

We are asking for your support in our request to increase the FAR in order to build an affordable living space for our elderly family members. If you are able to give us your support, please do so by either signing the below statement or emailing this or similar text to us at kelly@rhriley.com.

Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin
1104 Lorrain St
512-426-2196 (Kelly's Cell Phone)
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Rosemary Wynn

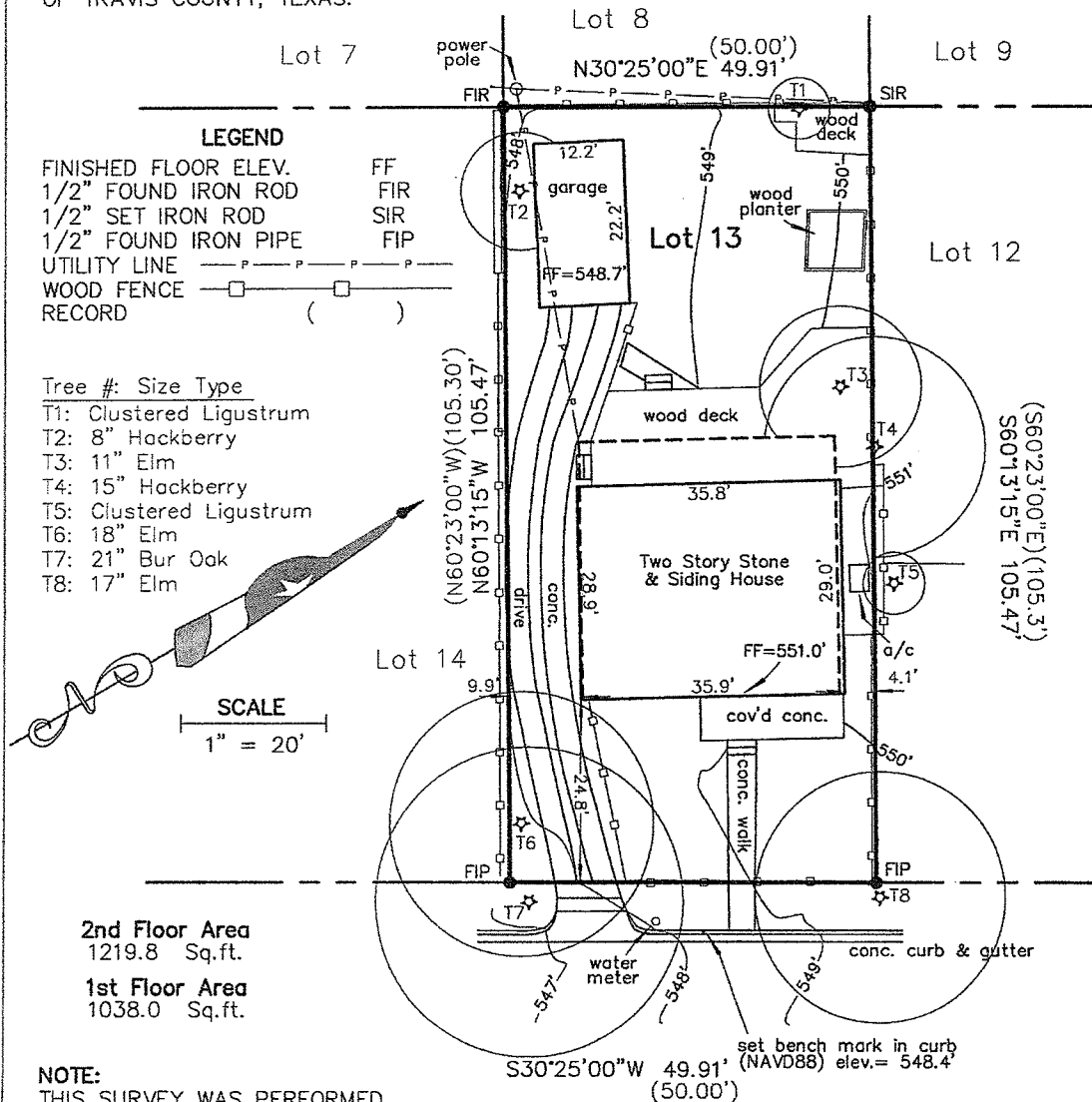
Home Address: 1402 W. 13th St

Phone: 512-657-9543

Signature: R Wynn

J13954

LOT 13, BLOCK 3, SHELLY HEIGHTS NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 260, PLAT RECORDS
OF TRAVIS COUNTY, TEXAS.



NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B & 6 Condition II Survey.

I certify that the property shown hereon is not within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445H

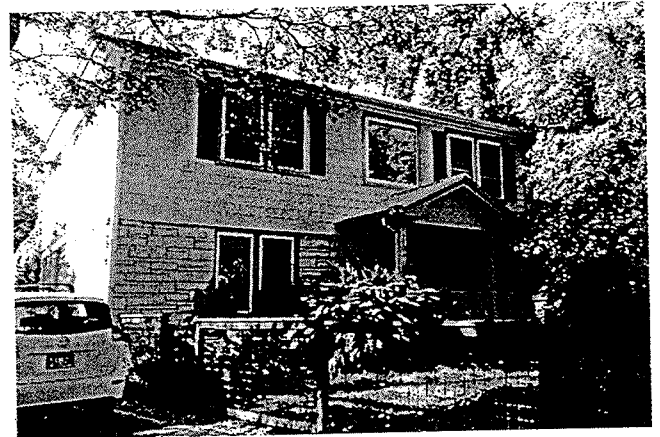
Zone: X Dated: 9/26/2008

Dated this the 6th day of January, 2014.





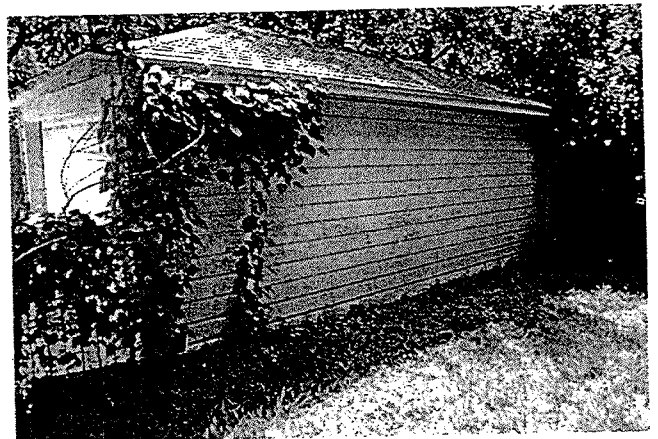
View of Front Elevation from Street



View of Front from Owner's Drive



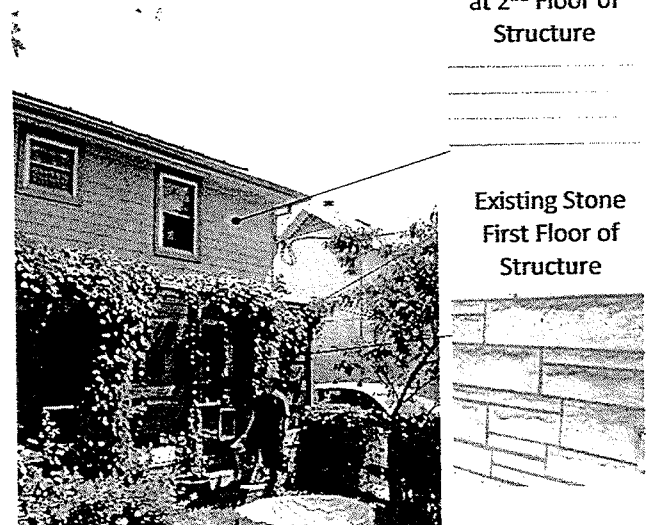
View of South Elevation Façade
Typical Existing Materials



View of Garage Structure
to be Demolished

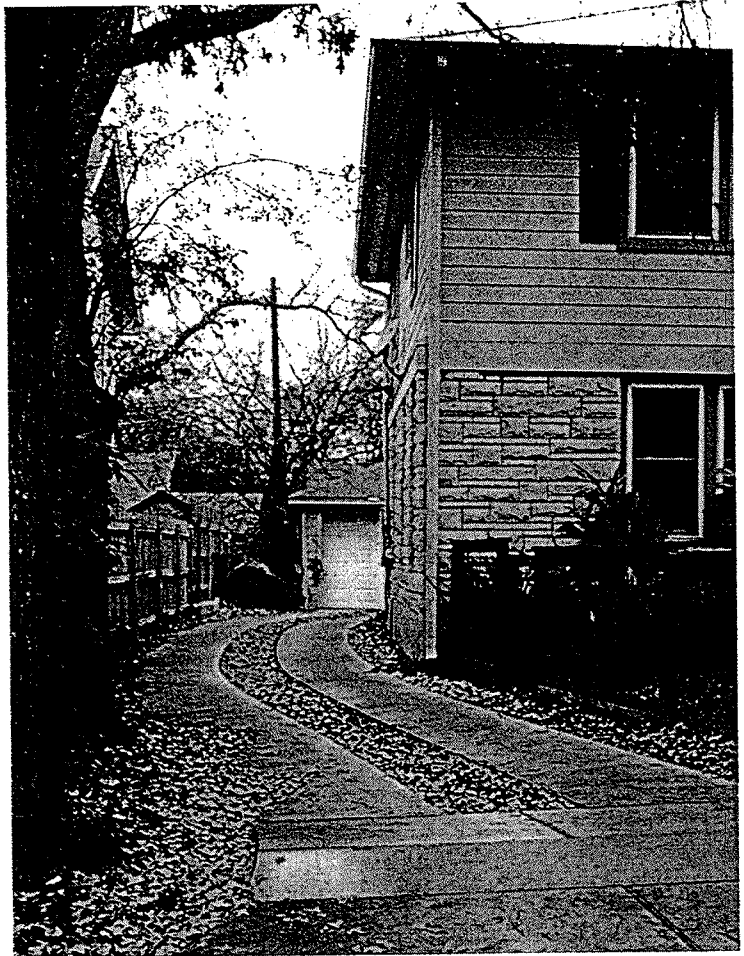


View of Rear Elevation from Property Line

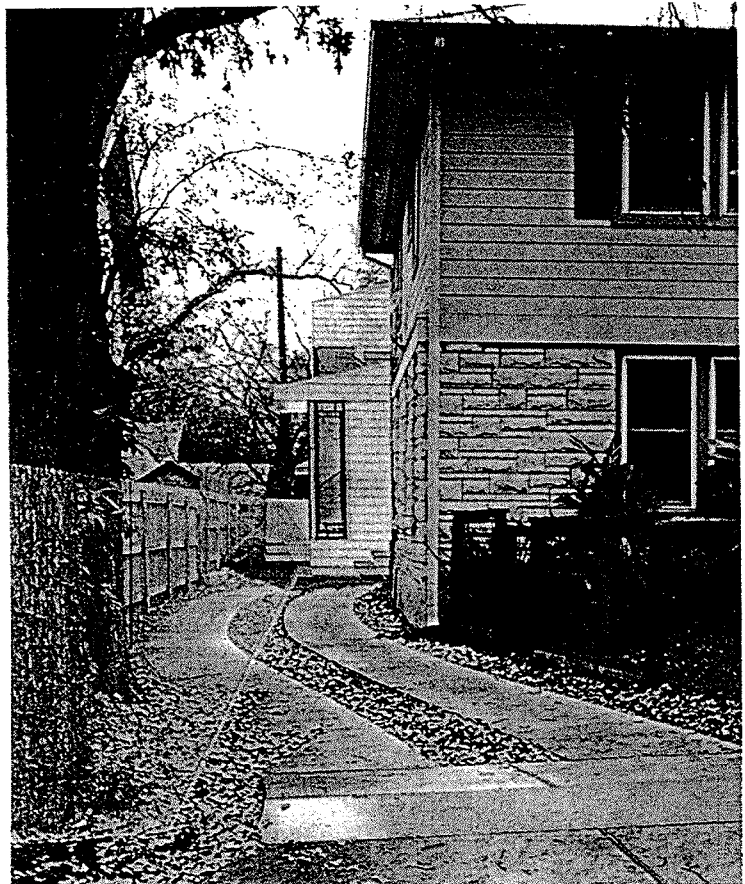


View of Existing Corner to Connect with
Addition. All existing stone will remain. Some
siding to be removed during construction.

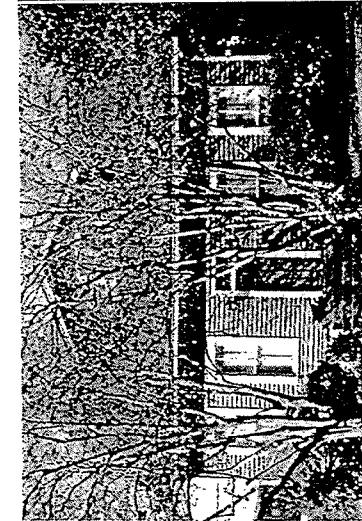
Existing View of
Front Driveway
(South Side of Home)



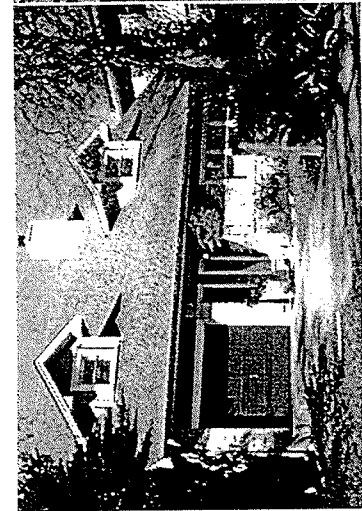
Proposed View of
Front Driveway
(South Side of Home)



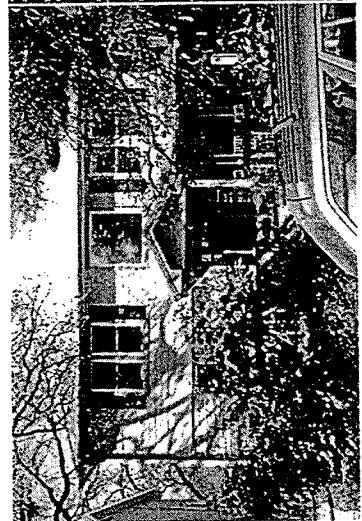
1100 to 1107 Lorrain Street



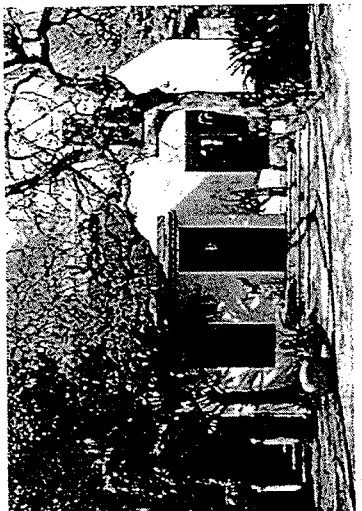
1100



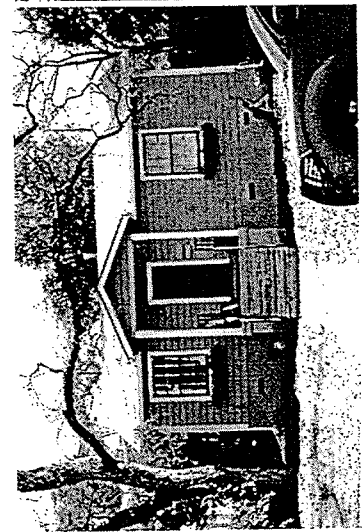
1102



1104
(Martin)



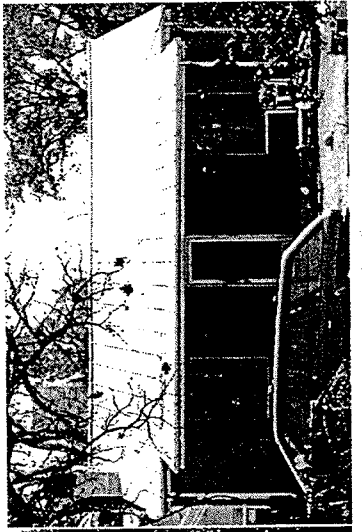
1106



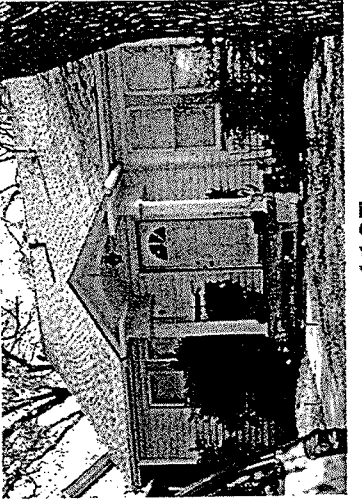
1101



1103



1105



1107

51
46